

CRAKEHALL WITH LANGTHORNE PARISH

Minutes of the Crakehall with Langthorne Annual Parish Meeting on
Wednesday, 21 May 2025 at Crakehall Village Hall at 7:15pm

Present: Councillor Shaw (Chair, Parish Council)

Also present: 10 parishioners.

Clerk: Mr R Williams

1. Welcome

The Chair welcomed all to the meeting.

2. Report of the Chair of the Parish Council

The Chair presented his report for the year 2024/25, as listed below.

3. Questions raised by members of the public

There were no questions raised.

Supporting Documents

- 2. Report of the Chair of the Parish Council, accessible here:
<https://drive.google.com/drive/folders/1nD1OtLbmmQcoN31JhVWF4XtmxQECVPGb?usp=sharing>

Cllr David Shaw

Chair of Crakehall with Langthorne Parish Council

Prepared by Reece Williams

Clerk

**These minutes remain as a draft until they are formally approved by
the next Crakehall with Langthorne Parish Meeting.**

Supporting Documents

**CRAKEHALL WITH LANGTHORNE PARISH COUNCIL
CHAIRMAN'S ANNUAL REPORT – MAY 2025**

Following is a brief summary of some of the issues that the Parish Council has dealt with over the last year, to try and improve the lives of the communities it serves:

Following the required amendment to the Parish Council Standing Orders I was re-elected Chairman for a further 2 years at the May 2024 AGM. The year from May 2024 - May 2025 was thankfully not as busy as the year May 2023 - May 2024, although in addition to the regular Parish Council activity, we have had to deal with several exceptional issues including the ongoing planning application in Station Road, Crakehall, a planning application in Langthorne, the application from a former Parish Councillor to the Land Registry to register the charity land in Mastil Lane, Little Crakehall in his own name and the replacement of play equipment at the Village Hall play area.

Regarding the Station Road planning application, a revised planning application was submitted in April 2024 for outline planning application (with some matters reserved) considering access for the erection of 4 dwellings, including 1 self/custom build unit and 1 unit that complies with M4(3) building regulations for a wheelchair user.

The Parish Council submitted their objection to this revised planning application stating that the issues identified in the previous application still stand.

However, despite the Parish Council's objections and those submitted from many other parishioners on November 13th, 2024, the North Yorkshire Planning Department granted outline planning permission for this development. It would appear that technicalities such as the provision for wheelchair users and the inclusion of a self or custom build unit outweigh the objections of the Parish Council and other residents to the development.

On March 31st, 2025 the developer submitted what they term a hybrid application for outline permission for 1 dwelling (Plot1) and full permission for 3 dwellings (Plots 2-4). This planning application is at variance with the outline planning permission granted in November 2024 and has already received several objections from parishioners and the Parish Council is in the process of preparing a response to this hybrid application.

Turning now to the Langthorne planning application. In November, 2023 a planning application was submitted in relation to land at Langthorne Hall Barn, Langthorne. The application was a full application for the conversion of listed barn to 1 dwelling and erection of 4 new-build dwellings totalling 5 dwellings, as well as the demolition of some existing barns and associated infrastructure.

The Parish Council responded to the planning application in December 2023 supporting in principle the conversion of the Old Barn at Langthorne Hall (within the constraints of its listed status), but raising serious concerns, particularly with regard to the preservation of Langthorne's registered Village Green, part of which was included within the boundary of the proposed development. In November 2024 the Parish Council received notification from the Commons Register that the whole of the area included in the planning application classed as Village Green, included the trackway and not just those areas marked on the document submitted by Preston Baker Planning on September 30th, 2024.

The developer continued to ignore the status of the Village Green and submitted further detailed plans for this application on January 17th, 2025. However, North Yorkshire Highways responded on February 11th, 2025 stating that 'on confirming with NYC Commons Registration Authority, as the area in question is registered as 'Village Green', prior to any work being undertaken, the applicant will need to seek deregistration of the 'Village Green' status by contacting the Planning Inspectorate as part of the Secretary of State. Until that point, work regarding the access cannot commence.' The process of deregistering a Village Green includes a non-refundable application fee of £4,900 and deregistration is not guaranteed, so it appears that this application is doomed to failure in its current form. We understand that the developer is now seeking an alternative access for this development.

With regard to the Mastil Lane Allotment, in April 2024 the Parish Council received notice that a former Parish Councillor had applied to the Land Registry to register a plot of land in Mastil Lane, Little Crakehall in his own name. At the end of May 2024, the Parish Council lodged an objection to this application and provided evidence to the Land Registry that the Parish Council believes it has historical title to the land. A response was received from the Land Registry on June 10th, 2024 accepting that the Parish Council objection was not groundless and that the applicant had been informed of our objection. The applicant was given until 1st July, 2024 to respond and on 24th July, 2024 the Land Registry informed the Parish Council that the application had been cancelled on that date, as they had not received a response from the applicant.

As a result of the application cancellation the Parish Council advertised the allotment or rent and at the suggestion of 2 parishioners the 'Crakehall Allotment Association' was formed, with the intention of allowing as many parishioners as possible to utilise the allotment. The Parish Council is currently in the process of finalising a rental agreement between the Parish Council and the Crakehall Allotment Association and an application will be made to register the allotment in the name of the Parish Council once the rental agreement is signed, in order to preserve the allotment for the residents of Crakehall.

Following the decision made earlier in 2024 to replace some of the play equipment at the Village Hall play area, the contract to supply the play equipment was given to Streetwise Ltd. The old equipment was removed on January 7th, 2025 and the new equipment installed on April 2nd, 2025. We are pleased to hear that it is proving popular and is being put to good use. The cost of the new equipment was £11,200 and was funded by a £5,000 grant from the NYC Locality Budgets Funding, £2,769.50 from the Newett Homes Community Infrastructure Levy (CIL) which was specifically for play equipment and the balance of £3,430.50 from CIL monies already held by the Parish Council.

Turning to grass cutting, in 2024 this initially proved to be a bit of a disaster. After an initial good start our contractor deserted us and would not respond to either phone calls or emails. As a result of this the Green, the Batts and the Cemetery were in a dreadful state. The Parish Council therefore cancelled the existing contract and contracted Mike Lumley for the Village Green and Tim Gibson for The Batts on an ad hoc basis. Our thanks go particularly to Mike Lumley for restoring the Village Greens to the required standard. Unfortunately, it was not possible to find an alternative contractor for the Cemetery and this was not rectified until late in the 2024 season. Costs incurred for the grass cutting were significantly higher than the amount budgeted for in 2024, but are in fact in line with what other Parish Councils of our size are paying for grass cutting services.

In January 2025, a grass cutting tender was issued for a 1 year contract with a closing date of February 28th, 2025. At the March 2025 Parish Council meeting the tender was awarded to Burtree Lakes (Meridian Parks) on the basis of cost and ability. Burtree have made a good start to the season and we hope that this will continue throughout 2025.

Looking now at new policies developed by the Parish Council. In late 2024 and early 2025 the Parish Council adopted and published 2 new policies relating to Public Bench and Seats and the Village Green.

ANNEX, item 2

In November 2024 a new Bench Policy was published regarding any future benches and other items to be situated on Parish Council maintained land. There are currently 20 seats, benches or picnic tables in Crakehall and Langthorne, which is a large number for a parish of our size. The main change is that for any items purchased by members of the public to be situated on Parish Council maintained land, permission must be sought in advance and the cost of maintaining the item in a reasonable state of repair must be borne by the purchaser.

In January 2025 the Village Green Policy was published. Within the new policy there are provisions to take action against those who park and/or drive across the Village Green, causing damage to the Green. The offenders would be liable for damages to the Green and would be expected to pay for any repair costs. Dispensation has been given for parking on the Village Green to Crakehall Cricket Club on match days and for funeral / christening / wedding services at St. Gregorys church when required. Signs indicating 'No Parking on the Village Green' were purchased and are now in position on the Crakehall House side of the Kirkbridge / Langthorne Road. Both policies were published and are available for download on the www.crakehall.org.uk website.

The Vehicle Activated Sign (VAS) was continuously deployed throughout the year at 2 sites in the village (Little Crakehall and Crakehall Green). Data collected by the VAS shows that although speeding continues to be an issue the percentage of vehicles that speed through Crakehall (at a speed where the police will take action (ie. over 35mph) remains on average less than 5% at Crakehall Green and 6% at Little Crakehall, with weekends seeing the highest percentage of speeding vehicles. We obtained permission to site the VAS sign on the hill leading down to the bridge in Little Crakehall and the sign was in position for 2 weeks from November 13th to November 30th, 2024. The data recorded showed that the 85th percentile speed during this period was 29.6 mph.

Turning to the Parish Council's financial position, expenditures this year have been quite high. Additional expenditure for grass cutting and the purchase of the Village Green play equipment has meant that the Council has not succeeded in maintaining a contingency of around £10,000 in its general reserves. There is also additional expenditure to come from tree work on the Village Green with costs shared between the Parish Council and Crakehall Cricket Club. Routine expenditure and maintenance will still be covered by the precept as usual with the contingency reserved for non-routine and special or emergency projects.

Finally, there have been changes to the Parish Council personnel during 2024 and 2025. In July 2024 Al Beal resigned as Councillor and after due process Darren Ventham was co-opted onto the Council at the September 2024 PC

meeting. Also in July 2024, the Parish Clerk Richard Bocking, tendered his resignation and the post of Parish Clerk advertised, with Reece Williams appointed as Parish Clerk at the September PC meeting. At the March 2025 PC meeting Jonny Neale announced his resignation as Councillor and following due process another Councillor will be co-opted at this the May 2025 meeting.

I wish to thank former Councillors Al Beal and Jonny Neale and former Parish Clerk, Richard Bocking for their service to the Parish Council and also wish to thank my current fellow Councillors and in particular our clerk, Reece Williams, without whose sterling efforts the Parish Council would not function. Whilst we acknowledge that we cannot please all of the people all of the time, we do endeavour to do our best and act in what we believe is the best interests of our villages.

I would just like to acknowledge the generally unsung work of members of our community who help keep the village as one of the best kept villages in the Lower Dales, with special mentions to:

Rob Exelby for his kind donation of a Christmas tree (again) for the Green and Paul McGee for his work in restoring and maintaining the Pinfold. My apologies in advance for anyone that I have forgotten to mention.

The Parish Council greatly values the input of parishioners to bring issues to our attention. The PC does its best to inform parishioners of the activities and decisions of the PC by posting information on the village notice boards, via the All Crakehall Great and Small Facebook page, the www.crakehall.org.uk website and occasional newsletters.

If parishioners can think of any other means we can inform them of the Parish Council activities please let us know.

David Shaw (Chairman, Crakehall with Langthorne Parish Council)